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MEMORANDUM

June 15, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: /AMENDMENT TO 121A APPLICATION OF
PRUDENTIAL INSURANCE COMPANY OF AMERICA

2232

The original Report and Decision for the project was approved August 14, 1961. Since that time there have been three amendments to said Report and Decision, the most recent was approved by the Authority on July 27, 1967 allowing for a 28-story office building.

The Prudential Insurance Company now desires to increase the capacity of the present 1012-room hotel by construction of an additional 28-story tower on an area shown on the attached plan. This additional hotel, containing approximately 428 rooms, will utilize basically the same lobbies and service areas as the original hotel and will include an extension of the existing ballroom and a permanent enclosure of the existing swimming pool.

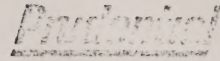
The Amendment to the 121A Application requests only to deviate from the Boston Zoning Code to vary from the setback requirements of Article 21 of said Code.

In the opinion of the General Counsel, the Amendment to the Application is not a fundamental change and does not require a new public hearing. It is recommended that the Authority approve this Amendment so that the project may be completed without delay.

Attachments

The Prudential
Insurance Company
of America

Northeastern Home Office
Prudential Center
Boston, Mass. 02199



April 11, 1972

Boston Redevelopment Authority
6 Fanueil Hall Square
Boston, Massachusetts

Re: Prudential Center Project

Gentlemen:

Reference is made to Amendment of Application dated June 13, 1961, filed by The Prudential Insurance Company of America with you on July 14, 1961, and to your Report and Decision dated August 14, 1961. Reference is also made: (a) to Supplementary Application dated August 13, 1964, filed by the insurance company with you on the same day and to the action which you took with reference thereto by vote on August 13, 1964, approved by the Mayor on August 19, 1964; (b) to Supplementary Application dated April 26, 1965, filed with you on April 29, 1965, and to the action which you took with reference thereto by vote on April 29, 1965, approved by the Mayor on June 2, 1965 and (c) to Supplementary Application dated July 17, 1967, filed with you on July 27, 1967 and to the action which you took with reference thereto by vote on August 7, 1967 and approved by the Mayor on August 15, 1967.

1. In accordance with the foregoing votes, The Prudential Insurance Company of America has completed the buildings and improvements contemplated by the above applications and as shown on the site plan attached hereto.
2. The Prudential Insurance Company of America desires to increase the capacity of the Hotel already in operation in the Project by construction of an addition thereto in the area crosshatched on the site plan. The addition will consist of an extension of the existing ballroom, a permanent enclosure of the existing swimming pool and a 28 story tower with about 280,000 square



Boston Redevelopment Authority
April 11, 1972.

feet of floor area and containing a small restaurant, exhibition space and approximately 428 guest rooms.

3. The proposed new construction is not a fundamental change in the type and character of the buildings, and will be subject to the provisions of General Laws, Chapter 121A and Chapter 652 of the Acts of 1960, and of the contract with the City of Boston dated March 2, 1962, and the Rules, Regulations and Standards and the Statement of Amounts to be paid to the City of Boston, now applicable to the Project.
4. The only permissions so far as known to The Prudential Insurance Company of America, which may be required for the proposed new construction to deviate from zoning, building, health and fire laws, codes, ordinances and regulations in effect in Boston, in addition to those previously granted is permission for the new building unit and the building of which it will be a part, to vary from the set-back requirements of Article 21 of the Boston Zoning Code, and to be located and altered to conform with the plan attached hereto insofar as differing from the plans upon which prior decisions were based.
5. The Prudential Insurance Company of America respectfully requests:
 - (a) That you find that the proposed new construction is not a fundamental change in the type and character of the buildings, and will be subject to the provisions of General Laws, Chapter 121A and Chapter 652 of the Acts of 1960, and of the contract with the City of Boston dated March 2, 1962, and the Rules, Regulations and Standards and the Statement of Amounts to be paid to the City of Boston, now applicable to the Project and you approve such construction.
 - (b) That you grant permission to deviate from Article 21 of the Boston Zoning Code to the extent necessary to permit such construction.

Very truly yours,

THE PRUDENTIAL INSURANCE COMPANY
OF AMERICA

By

A. J. [Signature]
Vice President

LONG AVENUE

STATE ST

ROAD

STREET

BOYLSTON

STATE FIFTH AVENUE

101
HUNTINGTON

FARMFIELD

BLOCK
"D"

BLOCK
"B"

NORTH
PLAZA

TOWER

BATHING
TANK

BLOCK
"C"

BLOCK
"A"

JOHN A. HYATT'S
CIVIC AUDITORIUM

SHERATON
HOTEL

STATE HOUSE

STREET

ROAD

DEVELOPMENT

STATE HOUSE

